★★★

150 HOUSES FOR SALE

HOLLICK REALTY (1958) LTD.

CLARKE & WALLACE

1118 Quadra EV 5-8794

SECLUSION
5½% EASY PMTS.

It's worth your while to see this 3-bedrm siding and brick bungalow of quality construction. Large bright L-shaped living rm with Swiss FP, WW carpeting through hall and one bedrm, smart vanity bath, step-saving compact kitchen. Sundeck off dining area. Full basement with laundry tubs and plumbed for Bendix, oil heat. Priced for quick sale $12,600
Mr. Worsley EV 5-8794, EV 4-6988

6-ROOM HOME

3 bedrooms, LR, DR, kitchen, HA furnace, ½ basement, 2 lots, close to school, shopping and bus. Lovely neighborhood $7850
$2,000 down, $75 monthly
Call C. Ness EV 5-8794, EV 5-2791

McCANDLESS REALTY

830 FORT PHONE EV 3-6111

$1800 — $1800 DOWN
Modern Family Home

THREE OR FOUR BEDROOMS, 4-yr-old stucco, oak floors, fireplace, basement, furnace, garage. Large lot at back fenced. Close to bus, schools, stores. Near Oaklands school.
A GOOD BUY FOR $9650
$850 DOWN. Clean, cosy four-room bung. No steps. Handy location, city. Oil range and heater included.
Price $5750
$450 DOWN. Near Tattersal Drive. Four-room semi-secluded cottage. Suit single person. Excellent lot.
Price $5350
NR. JUBILEE, $13,500
NEW 5-room stucco, 1,140 sq. ft. Oil-O-Matic heat in full basement. Every modern convenience. Terms.
Eves. Mrs. Ramsdale, EV 4-5855.

THE ROYAL TRUST CO.

Oak Bay, situated on Beach Drive and across from Willows Beach Park, lovely condition inside and out, this up-and-down duplex consisting of through hall, living room with open fireplace, guest-size dining room, large modern kitchen, sunroom, 4-pc bath on main floor. Living room, dining room, modern kitchen, 3-pc bath, 1 bedroom up. Full basement, oil hot air heating. Separate garage. Each suite has its own entrance.
Price $22,000
Mr. Coles

THE ROYAL TRUST CO.
1205 Government St.
EV 3-4126 EV 2-8752

NO STEPS OIL HEAT

Large 4-room, stucco bungalow and attached garage; University area is the location of this well-built, well-planned home with fully-landscaped lot, concrete patio. The bungalow is ranch-type; family-sized living room, smart fireplace with polished mahogany mantel, large bright window; kitchen is also family-sized, many cabinets and fully electric, ample dining area; two good-sized bedrooms and 4-pce bath. This quality home is heated by oil furnace and has an attached garage. Large utility area of storage space makes this home nearly 1,100 sq. ft. Price only $9990
For inspection, please call Cliff Stretch at EV 5-6741 or EV 3-7436
NORTHWESTERN SECURITIES OF VICTORIA LTD.

2½ ACRES
With 2-Year-Old HOUSE

Exterior knotty pine and stucco. Inside you find a large living room, kitchen and 2 bedrooms. Two extra rooms and toilet in basement. Large sundeck and carport. Also fruit trees. Schools, transportation and stores nearby. Only 10 minutes from city centre. Take advantage of this time of the year when country properties are cheaper. Full price $11,000
with $4,000 down. Phone HARRY HOBSON, EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

HAYNES

KEATING CROSSROAD — Acquire this acre to get somewhere. Tillable to the fence corners, and some well-built chicken houses included.
Price $2000

MORTIMER ST.—Near Shelbourne, smart white stucco bungalow. Large living room, two bedrooms, very modern kitchen and bathroom. Large utility room and carport. First class and ultra-modern hot water heating plant with automatic oil. Landscaped lot. Price $8925
Please ask for W. Jones, EV 3-8303.

ARTHUR E. HAYNES LTD.
739 Fort St. EV 3-3823

MONTREAL TRUST CO.

1111 GOVERNMENT STREET
EV 3-5135

RESTAURANT-COFFEE SHOP for SALE. For health reasons owners have decided to sell. Located in the very heart of Victoria's business section. Ideal for married couple operation. Has excellent lease agreement, reasonable rent. A-1 fixtures and equipment. Is a growing and going concern. Recent financial statement shows net profit of $8,387.61. Additional information available to interested party but no telephone enquiries, please. Price $17,000
some terms .....
A. A. Chauvin (Trust Officer)

'$1000 DOWN' 'REVENUE'

Three housekeeping units consisting of two 3-room suites and one 2-room suite. Close to town in a desirable area. Low taxes, low payments. Revenue with owner occupancy is $95 monthly. Full price $8500
Dial MRS. V. ROBERTS at EV 5-6741 or EV 2-1988. Northwestern Securities of Victoria Ltd.

NHA
BY BUILDER
1,150 SQ. FT. ON YOUR LOT
$9995
Nothing Down

MODEL HOME NOW IN FINISHING STAGE ON 550 BROADWAY.
H. GINTAUT, EV 2-7904.

BRENTWOOD

Vacant, 6-room home with all conveniences, on one acre near schools and stores; $2,500 down and balance of $8,500 at $60 per month, or will rent at $75 per month.

Brentwood Properties
7183 West Saanich Road
Keating 233, 208-K or 46-T

FOUR-ROOM HOUSE FULL BASEMENT. Oil heat. Jubilee district. EV 4-3072.

NEW 4-ROOM HOUSE, BASEMENT, oil heat. Phone EV 3-6107.

150 HOUSES FOR SALE

Maplewood District

THE 3-R'S
The Price Is Right
The House Is Right
The Terms Are Right

This beautiful home in wonderful surroundings, fully landscaped, immaculate in every respect, has thru hall, spacious LR with mahogany panelling over a beautiful FP, dining area, mahogany cab elec kitchen with dining area—a housewife's dream, 3 excellent bedrms, 4-pc vanity colored bathroom. Full basement with a rumpus room second to none, dr-in garage, oil pkg heat. Wired for automatic washer and dryer. To appreciate this home you have to see it. The price was $18,200. Now $16,950

NEAR VISTA HEIGHTS
MODERN STUCCO BUNGALOW

A VERY NICE HOME
This 8-year-old home is in immaculate condition outside and inside. Nice roomy LR with FP, large cab kitchen with dining nook, 2 large bedrms, 4-pc bathroom. Full high basement with finished plastered room—use as bedrm or ideal study room. Elec HW. Dr-in garage. Price includes range. Lovely lawn and garden, lot all fenced. Owner requires larger home.
Price only $10,500
Exclusive Listing
Call Jack Robertson, EV 3-5517 or GR 7-6510, GR 7-3318, EV 5-7511
ISLAND HOMES LTD.
2510 Douglas Street

CAPITAL CITY REALTY

650 Cormorant St. EV 4-1922

OAK BAY
$1500 DOWN

Well-built, older-type, family home. Large LR, lge DR, lge kitchen, 1 bedrm down and 2 lge bedrms up, full cement basement with laundry tubs; separate garage. An outstanding buy. Low taxes. Total monthly payments, $70.
Full price $8450
Dirk Okker, evenings EV 2-0224

LOW DOWN PAYMENT FAMILY OR REVENUE

Spacious 7-rm semi bungalow in James Bay; oil heat, 100-amp wiring; modern kitchen, large living room, 4 convenient bedrms. Nice grounds. A well-built, bright, cheerful home in top condition, with double garage. Extremely good value on generous $7950
terms for only .....
Ken Walters, EV 5-7820 eves.

NEAR SAXE POINT
SEA VIEW QUALITY HOME

Two-bedroom stucco bungalow just three years old. Ideally located for senior naval officer who appreciates quality and dollar value. Oak floors throughout, panoramic view over Juan de Fuca, dream kitchen wired for electric range; and 9x11 dining area. Through hall w.a wall-to-wall carpeting. Large living room with brick fireplace. 4-piece Pembroke de luxe bathroom. Full cement basement, drive-in garage. Pawcett package Oil-O-Matic heating, nice lot fully landscaped. A spotless quality home for the discerning buyer. Full price $14,670 with $3,000 down and balance at $75 monthly including principal and interest at the unusually low rate of 5% per annum. CALL ERIC A. MACFADYEN AT ONCE, EV 5-6741 24 HR SERVICE. Northwestern Securities of Victoria Ltd.

$1971 DOWN
EAST OF RICHMOND BACK OF VICTORIA COLLEGE

New 3-Bedroom—N.H.A. Built Home Offers You:
—LIVING RM WITH FIREPLACE
—DINING RM
—KITCHEN WITH DINING AREA AND VENTILATOR FAN
—4-PC PEMBROKE BATHRM
—FULL BASEMENT
—OIL HEAT
—DRIVE-IN GARAGE

Now nearing completion and could be ready in 2 weeks.
FULL PRICE
$13,600
For appointment to view or further information call Leonard Thomas at Douglas Hawkes & Co., 817A Fort St. EV 4-7128; Res., EV 3-5685.

THIS WEEK ONLY
RANCHER
NO STEPS
OVERLOOKING CORDOVA BAY

Spacious ent hall, 3 bedrms, lge LR 22x15, DR 9x9, lge picture windows overlooking the sea, many built-in features, excellent kit with built-in range, fridge, bkft nook and walk-in larder, 4-pce vanity bath, plus powder rm, lots of cupboards. Auto oil radiant heat. Drive-in garage. Large lot. Terms arranged. 2,165 sq. ft. Cost $27,000 6 yrs ago. $21,900
2 weeks possession
Phone GR 9-5408

IMMEDIATE POSSESSION

Immaculate 2-bedroom home, close to town and schools with good-size living room, spacious bright kitchen and dining area, neat bathroom. Full basement with oil packaged heat and drive-in garage, less than 1 year old and owner transferred. Your chance to buy right away, don't wait, try $2,000 down or near offer on $10,950. Call me now! TED KAY of Northwestern Securities of Victoria Ltd. EV 5-6741 or EV 5-8852.

ISLAND HOMES
LTD.
2510 Douglas Street EV 5-7511

GOOD LOCATION
5½% MORTGAGE

This attractive home, just 2 years old, consists of 3 bedrms, LR, dinette and exceptionally smart kitchen. Oil heat, drive-in garage. Full price $14,950
with terms. ....
Call Mrs. M. Elliott at EV 5-7511 or EV 3-9893

2 HOMES, $3000 DOWN OAK BAY

An exceptional opportunity for the investor or family looking for a home of their own next door to Mom and Dad. No. 1—3 bedrooms and full basement, hot-water heat, solid older home. No. 2—4½ rooms, modern stucco, 7 years old, full basement, O-O-M heat. Both for only $17,500. TED CHARTERS, EV 5-6741 or EV 5-5508. Northwestern Securities of Victoria Ltd.

REVENUE OR LARGE HOME

3 large rooms down plus large hall can be extra bedroom, 2-pce bath. Up, 4 rooms, 3-pce bath, cab kit. Part basement. Double garage, double lot. Terms. $10,500
Full price .....
To view, contact J. De Man, EV 4-2402.

H. A. HUMBER LTD.

620 View St. EV 2-9161

LANGFORD — NEW TWO BEDrooms, wired, elec. H.W., utility, insulated, carport. Terms. Phone GR 8-1850.

FOR HOMES IN COLWOOD LANGford see Grant & Jenkins, your local agents. GR 8-1729 Langford.

150 HOUSES FOR SALE

SWINERTONS
(Established 1889)
620 BROUGHTON ST. EV 3-7181

$1500 DOWN

Cosy 10-yr-old 2-bedrm home with sep. garage and chicken house, situated on 3½ acres. Suitable as smallholding or subdivide. Attractive location. Repayments $70 mo. $6995
Mr. Holland, EV 3-7181, EV 4-7659

4-RM STUCCO QUICK POSSESSION

Be sure you see this spotless 7-yr-old, well-designed bung with ent. hall. Lovely LR has oak flrs and FP. Cab kit with dining nook. Pemb bath and 2 nice bedrms. Sep. garage. Just right for "RETIREDS."
Good terms at $8400
Mr. Crow, EV 3-7181, EV 2-0775

FOR QUICK SALE STADACONA DUPLEX

Owner instructs us to offer for immediate sale this spacious, well-arranged up-and-down duplex. Lower suite vacant shortly. With sep ent, lower suite contains large ent hall, LR with FP. Mod kit with gas range, utility off. 2 bedrms, 3-pce bath. Upstairs suite, LR, BR, kit and bath. Full bsmt, heating unit—various items, plus ranges included in sale. Always rented. Sep garage $12,650
Mr. Cox, EV 3-7181, EV 3-3814

3 BEDROOMS

Priced for quick sale, this Central Mortgage-built home has 3 bedrms, LR, kit, bath, utility. Terms at $6950
Mr. Wright, EV 3-7181, EV 2-9409

HICKS REALTY LTD.

1710 Douglas Street EV 2-5104
Opp. Hudson's Bay Store

GORGE

8 rms plus; lge LR, den with FP; lge DR, lge kit; 4 bedrms and bath on 2nd floor; FC bsmt. Stucco and siding exterior. Lge lot with fruit trees. $2,250 will handle.
Bert Bryant, EV 2-5104 anytime.

BRENTWOOD

Your chance to acquire waterfront property with revenue. 3-room suite with separate entrance, and 4-room home for owner or reversible to 3-bedrm home. Private beach and boat wharf. Only 14 years old and in fine shape with well landscaped lot. Excellent terms to reliable party on full price of $18,900
Bill Felton, EV 2-5104 anytime.

BRAND NEW, VACANT

This is a very well-built, 3-bedrm home in a desirable location. Has Oil-O-Matic heat, hdwd floors, FC bsmt, 2-car dr-in garage. $2,500 down. $13,500
Full price .....
Mr. Davies, EV 2-5104 anytime.

FAIRFIELD

5-year-old attractive stucco bung, lge LR, 2 bedrms, cab kit, dining area, auto oil heat, basement, sep. garage. $2,500 handles. Full price $12,000
Olive Greaves, EV 2-5104 anytime.

CITY

4-room stucco bung in beautiful condition, cab elec kitchen, 4-pc bath, wall-to-wall carpets, drive-in garage.
Full price $8950
Mrs. McKeage, EV 2-5104 anytime.

STEWART CLARK & CO.

608 Broughton St. Phone EV 5-2481

QUALITY IN A CITY HOME

Rich, conservative architecture combined with tasteful decoration and excellent planning make this a most desirable home. The accommodation offered here briefly consists of panelled receiving hall, 24' LR, full DR, den with FP, carpeted master bedrm, dressing room with built-ins and fully tiled bathroom en suite guest powder room; concealed stairway to 2 bedrms and bathrm; panelled stairway to bsmt, rumpus room and bathroom. G-E hot-water heating unit. Numerous appointments and special features too numerous to mention. 12 years old, in new condition. First time offered, and priced for quick sale well below $26,500
cost at .....
EV 5-2481. Please call Mr. Custance, eves. EV 3-7930 or Mr. Lukey GR 7-2040

CADBORO BAY
$8500

See this 2-bedrm, stucco bung with sea view, consisting of LR (small), 2 bedrms, bath and elec cab kit. Full bsmt and pkg oil heat. Plumbed for washer. Separate garage. Good terms.
EV 5-2481, Mr. Crickmay, Eves. EV 5-3170.

VICTORIA REALTY LTD.

1115 Douglas Street

$10,750

Smart new 2-bedroom bungalow with a full basement. High, near bus, schools and shopping and not too far from the Navy and Army barracks. Call J. A. Dunick, ph. EV 2-9145 or GR 9-3395.

ESQUIMALT SOUTHERN EXPOSURE

Brand new 3-bedroom home in choicest location amid beautiful homes and gardens. Large living room; fireplace, low windows, present panoramic view of sea and mountains. Gracious dining room with sun deck, sheltered and facing the sea; most appealing kitchen with exhaust fan and cupboards, cupboards and more cupboards. 4-pce bath; extra large bedrooms; rumpus room in basement, extra washroom; oil heat; drive-in garage and patio in rear of house. Possession is immediate and terms are generous. Full price $18,000
Vic Wilson, EV 2-9145 or eves., GR 7-1178

FAIRFIELD DISTRICT
$9750

Owner leaving city. Three bedrooms, large living room with fireplace, dining room, kitchen wired for stove, Oil-O-Matic heating, glassed-in veranda. Large garden. Excellent condition; near shopping, school and bus. Cash $1,000.
NO AGENTS
Phone EV 2-3795

$6,500—BY OWNER—$6,500
Fine old house, Quebec Street, near Parliament Buildings, on 120'x60' apt.-zoned lot. Kindly phone EV 2-5513.

PARKLANDS, ESQUIMALT. Building 3 NHA houses by first-class contractor, choose your plans. Approx $2,500 down. Call D. R. McAdams Real Estate, EV 5-3236.

JAMES BAY, OLDER 3 BEDRM home in deceased estate. Needs some repairs. $1,000 down. Full price $4,210. Call B. Hindson, Ph. EV 3-7174, GR 7-1597. F. N. Cabeldu Ltd.

STUCCO BUNGALOW, 5 RMS, bsmt. Architect built. Quick possession. Close in. Views. Good terms, $8,500. Mr. Cox of Swinerton's, EV 3-7181. Res. EV 3-3814.

WILLOWS BEACH—DUPLEX WITH sea view; 6 rooms one suite and 4 the other; oil heat; must be sold. S. Hargrave, Realtor, EV 4-9827 anytime.

FOR SALE BY OWNER. SAANICH Road, 4-room stucco bungalow, fireplace, electric kitchen, oil heat. Ph. EV 5-2881.

2-YR.-OLD 3-BEDROOM, STUCCO V.L.A. home, 1.83 acres, 5-mile circle. Immediate possession. Phone GR 7-2967.

150 HOUSES FOR SALE

Saanich Realty
3943 Quadra GR 9-1199
Serving Greater Victoria and the Peninsula

SEA AND MOUNTAIN VIEW

Serenity reigns on this acre of beautiful property, close to Pat Bay Highway near Experimental Farm. A home is like a book—you have to look on the inside to get the real story. We will be happy to turn the pages of this six-room country home with automatic $17,800
oil heat. Priced at .....
It could be the one you are looking for.

For appt. to view, please call GR 9-1195 G. Ditchburn EV 2-8234 GR 8-1195 Mrs. Horth Sid. 631 Y

DALBY & CO.

REAL ESTATE AND INSURANCE
1010 BLANSHARD EV 3-6241

TRIPLEX

Ideal investment for absentee owner, income $152.50 from 3 suites, 2 three-rooms on main floor, 4 large rooms up. All self contained and separate entrance. In good renting district. Full asking price $9950
With terms. Make us an offer.
Mr. Kemp, EV 5-1851.

ESTATE SALE COUNTRY, MODERN

JUST ON THE MARKET, this smart 4-room bung, in 3-mile circle, is a buy for someone with about $5,300 cash and MONTHLY PAYMENT OF $63. Has crawl space underneath and floor oil furnace. Large garage with WORKSHOP. It's a beauty.
and only $11,000
Stan Kennedy, EV 4-4894 or office.

STATELY OAKS

$1500 Each, 2 building lots, 65'x155'.
ADJOINING
$12,500 Modern stucco home, through hall, 2 bedrooms, hardwood floors, hot-water heat, extra basement room, garage. Lot 80'x155'. Distant views. 3-mile circle. Terms $3,000 down. With one or three lots. F. Marconi, EV 2-8111; eves. EV 4-6625.

CANADA TRUST

$2,000 CASH
IMMEDIATE POSSESSION
TWO-YEAR-OLD 6-ROOM, 3-BEDROOM STUCCO BUNGALOW, FULL BASEMENT, OIL HEAT, DRIVE-IN GARAGE. LARGE CORNER LOT; LAWNS, BERRIES, GARDEN, SPICK AND SPAN, NORTH QUADRA. NO AGENTS. FULL PRICE $12,750. PHONE EV 2-3286.

NEW—3 BEDROOMS
NHA, $12,700. Located 3 blks. from shopping centre, 1 blk from bus. Modern cabinet kitchen, Oil-O-Matic heating and attached carport. With a park across the street for the children to play. R. Ford, builder and contractor, phone EV 2-2402.

OWNER TRANSFERRED
Must sell 6-room bungalow, living-dining 28x17, large, etc.; kitchen; 3 bedrooms. Oil furnace, drive-in garage, closed stairway to semi-finished attic. Nice lawns and shrubs. Stucco siding exterior. $10,900 with terms. No agents. EV 2-2744.

MODERNIZED 2 OR 3-BEDROOM home with new wiring, roof, siding, cabinet kitchen, Pembroke bathroom. A few blocks to Beacon Hill Park and sea, on South Turner St. Vacant; must be sold. Try offers. Call George Chan at EV 5-6741 or EV 2-9416. Northwestern Securities of Victoria Ltd.

$1,000 DOWN
Cottage bungalow, 4-room stucco, view location; taxes $80. Balance as rent, $50 per mo. Pensioner or young couple see this at $5,750. I. G. Patrick, EV 5-6741; res. EV 3-9043. Northwestern Securities Ltd.

COMFORTABLE 2-BEDROOM house, high location, lot 50x166. Near stores, bus and schools. Part cement basement, wood and coal furnace. $2,000 down, $60 month. Price $7,750. 613 Kent Rd., off Carey. Phone owner, GR 9-3295.

GLYN RD., COSY 2-BEDRM COTtage in A1 shape, nice LR, family kit, no basement, sep garage, lovely grounds. Good bus service; good value. Cash price $4,200. Dirk Okker, EV 2-0224, Capital City Realty, EV 4-1922.

LANGFORD — LAKE WATERfrontage. Two-bedroom bungalow, large view living room. Wired for electric range. Hot air furnace. Wharf and separate changing house. Available Jan. 15. $8,250. Terms 1/3 cash. EV 3-4011 days. GR 7-1135 eves.

$19,500 — MODERN 7-ROOM BUNgalow in Oak Bay, close to the sea. Low down payment to party able to make substantial instalments. S. Hargrave, Realtor EV 4-9827 anytime.

DUPLEX. LOVELY CONDITION, 4½ rms down, furnace heated. 3 lge rms up, oil heat. Separate entrances, meters, gas ranges. Central. No agents. Victoria Press, Box 715.

BY OWNER
Small 2-bedrm, snare room in full basement. Extra lot. 450 Beta St. Drop in. Full price $6,500; down payment $500, $65 per month. EV 4-5602.

5-ROOM BUNGALOW, PLUS ROOM in basement. 2½ years old. Automatic oil. Close to school. Approx. $11,750. Glanford district. Phone GR 9-3449.

280 KING GEORGE TERRACE, Oak Bay—Attractive 5-room bungalow; beautifully landscaped garden with pool, overlooking sea and mountains. Phone owner, EV 3-8881.

$1,000 DOWN ($5,900) WILL BUY this attractive little, 4-room home near Hillside and Shelbourne. S. Hargrave, Realtor. EV 4-9827 anytime.

PRIVATE SALE — FINE FAMILY or revenue home, within one-mile circle; $1,300 down, total price $8,200. EV 5-4588.

NEW COTTAGE, OFF ISLAND Highway, on Millstream Road. $500 down, $50 a month. GR 8-2496.

151 COUNTRY HOMES and PROPERTIES

5 ACRES, 2-bedroom cottage $8950
6 ACRES, unfinished 3-bedroom house $7500
10 ACRES, not cleared $9000
8 ACRES, old house and buildings $12,600
21 ACRES, cottage and barn $14,700
45 ACRES, house and other bldg. $17,850
Please call George Dickason, eves. EV 3-0449
King Realty, EV 2-2131

SALT SPRING ISLAND
600 Bird Chicker Farm. Home. Outbuildings. 5 acres. F.P. $6,500
For Real Estate and Insurance on all Gulf Islands contact
SALT SPRING LANDS LTD.
Phone 52, Ganges, B.C., N.-167

PENDER ISLAND PROPERTY, homes. 1½ hrs. from Victoria. Owner. EV 3-7314, 970 Tattersall Drive.

CORDOVA BAY—MODERN BUNGalow, 2 bedrooms, automatic oil heat, no steps, half block from sea. $9,500. GR 9-2897.

152 APARTMENTS FOR SALE

CO-OP APT., OAK BAY
Here is the opportunity of a lifetime to own one of these much-sought-after apts. at a reasonable price. Costs less than upkeep of a house. Delightful LR, panoramic sea view, DR, compact K, lge bedrm, elec stove and fridge. Apt in beautiful condition. $12,000. No agents, please. Victoria Press, Box 716.

153 WANTED TO BUY—HOUSES

2 PRAIRIE COUPLES

WANTED IMMEDIATELY FOR THESE PEOPLE WHO HAVE JUST ARRIVED IN TOWN, NEWER OR OLDER 2 OR 3-BEDROOM HOMES. THEY ARE LIVING IN AN AUTO COURT AND MUST LOCATE QUICKLY. CALL NOW FOR IMMEDIATE INSPECTION. JOHNNY JAMES, WESTERN HOMES LTD., EV 2-2157 ANYTIME.

HAVE UP TO $15,000 CASH FOR bungalow with 3 bedrooms, located in Oak Bay or Fairfield. What have you to offer? No agents. Victoria Press, Box 1566.

WANTED, 3-BEDROOM HOME, prefer basement. Will exchange fully equipped '53 Chev Bel Air for down payment. Value $1,000. Victoria Press, Box 707.

153 WANTED TO BUY—HOUSES

WANTED URGENTLY

2 MODERN OAK BAY HOMES, 2 BRs around $13,500 all CASH and 3 BRs up to $20,000. Phone MR. WILKINSON NOW if you are considering selling. Possession can be arranged.
D. E. Wilkinson EV 4-8124.
Res. Sidney 652 eves.
PEMBERTON HOLMES LTD.
1002 Government Street

WANTED 2½ TO 5 ACRES

With 2 or 3-bedroom house, not too far from town. Phone HARRY HOBSON of Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 2-7828 anytime.

POSSESSION NOT NEEDED TILL MAY

Recent 4 rooms and basement wanted for young couple to be married in May. They have $2,000 to $2,500 down payment—but our means of financing could give you all cash. If your home is coming on the market shortly, please call Mr. Douglas Hawkes at Douglas Hawkes & Co., 817 A Fort Street, EV 4-7128; after hours, EV 5-2589.

2 NAVAL MEN

And their families arriving Jan. 31 require 2 or 3-bedroom homes with basemen and not over 20 years old. Both have good down payments for homes priced to $15,000. I also require an older home priced to $8,000. Please phone Norman Thornber at Western Homes Ltd., EV 2-2157, eves. GR 9-1853.

"URGENT"
"$5000 CASH"

Just sold home, need three bedrooms, large kitchen. Please help me locate these clients. Mrs. Simpson, EV 5-5542 or EV 5-6741. Northwestern Securities of Victoria Ltd.

ANXIOUS

I have sold my client's home for cash, and they are now very anxious to purchase YOUR 3-bedroom home. $10,000 cash available. For prompt, courteous service, call DORIS ADAMS, EV 5-6741 or GR 8-3294. Northwestern Securities of Victoria Ltd.

"Small Houses"

I have clients waiting for small houses, 2 or 3 bedrooms. If you are intending to move in the New Year call MRS. V. ROBERTS now at EV 5-6741 or EV 2-1988. Northwestern Securities of Victoria Ltd.

WANTED

Have client for 2-3 bedroom modern bungalow, oil heat, garage, close to Windsor Park. Please call Sydney Cole, EV 5-6741 or EV 3-4775. Northwestern Securities of Victoria Ltd.

CASH — CASH

Large lot, 4 or 5 rooms, modern. Client, gardener. Mr. Betts, phone EV 4-9318, EV 2-2998. C. N. Montague Co.

URGENT
City duplex wanted. $2,500 cash, $100 monthly. Price range to $12,600. Call George Thorneloe, EV 2-7276, res. GR 7-2771. Town & Country Homes Ltd.

I WOULD BE PLEASED TO CALL ON YOU to discuss such matters as the possible price, terms, etc., you may expect to get from the sale of your home or property. Remember IT COSTS YOU NOTHING till we sell your home, then you pay 5% commission based on the sale price. Please call Leonard Thomas at Douglas Hawkes and Co., 817A Fort Street, EV 4-7128. (Residence EV 3-5685.

HAVE YOU A REVENUE PROPERTY?
I am looking for a clean revenue property in any good district for a client with $3,000 as down payment. If you have such a property for sale I would appreciate hearing from you. Please call Leonard Thomas at Douglas Hawkes & Co., 817A Fort St. EV 4-7128. (Res. EV 3-5685)

SEE DICKIE THE DEAL DOCTOR! Selling a new or older home in competition with NHA homes is often difficult. By arranging just the right first or second mortgage, we may be able to sell your home for a much higher price. Call us for advice. Dickie & Co., 833 Fort Street. EV 2-4312; eves. EV 3-3640.

I HAVE $7,500 CASH FOR OLDER family home. If you desire an immediate sale, call today, as my client will act at once. Bill Hodgson, EV 5-6741. Northwestern Securities of Victoria Ltd.

TO SELL YOUR HOME, YOUR apt., duplex or farm, list with the sales staff of George Randall, Ltd. A steady clientele of genuine buyers for what you have to sell. Phone EV 4-8109.

WANTED—5 OR 6-ROOM OLDER-type bungalow with basement in Oak Bay, Quadra or Mt. Tolmie, with trees. Victoria Press, Box 1598.

154 PROPERTY FOR SALE

10 MILE POINT

4 sea-view lots on Phyllis St. East, $2,200 each. Terms.

CORDOVA BAY

4 sea-view lots, Sunrise Terrace, Claremont and Gloria Place. $2,200 each. Terms.

SAN JUAN

High lots with open views on San Juan Road, $1,250-$1,500.
Contact Charles Giddy, EV 5-2458; res. EV 4-1690.
BYRON PRICE REALTORS

13 SEA VIEW LOTS WESLEY ROAD
OFF PAT BAY HI-WAY
NHA APPROVED

City water. Plans and loan for immediate construction available. Call Ken Jensen or Lew Moilliet, EV 5-8704 or GR 9-2620.
Frank A. Martin Agencies Ltd.
1114 Blanshard Street

LOOK!
NAME YOUR OWN TERMS OR TRADE

A car, a lot, a boat or what have you on one of these two 1-acre lots. Located near Glanford Ave. and Agnes St. Full price $1,850 each. For further information call Leonard Thomas at Douglas Hawkes & Co., 817A Fort St. EV 4-7128, Res. EV 3-5685

SEWERED LOT
HIGH LOCATION
TATTERSALL DRIVE
100x100 ..... $2,400
To view, please call L. Moilliet, GR 9-3620
Len Wardle, GR 7-3348
Office EV 5-8704
FRANK A. MARTIN AGENCIES

Two Duplex Lots

COOK STREET—
101'x155' $1500
ESQUIMALT—
100'x155' $3000
GEORGE RANDALL LIMITED
Phone EV 4-8109

HOME BUILDERS
Water views from both sides of this beautifully treed half-acre lot, high location, on sewer, ideal for split level. $2,800. Please call Geo. Pethard, EV 2-8117, eves. EV 3-1206. Newstead Realty Ltd., 766 Fort Street.

154 PROPERTY FOR SALE

ATTENTION BUILDERS

We offer for immediate sale 2.2 acres on Cowper Ave. at Adelaide. Ready for subdivision $5000
P. G. Jackson, EV 2-3194 anytime
HICKS REALTY LIMITED

VIEW LOT—CLOSE IN

Large Fairfield lot, nearly 1 acre, less than 1½ miles from city hall, commanding view of straits, Olympics, Sooke Hills, etc. Subdivision possibilities.
Good value at $4500
Call Vernon Clarke, EV 2-8117, eves. EV 5-1236. Newstead Realty Ltd.

VIEW LOT
This extra large Esquimalt lot is one of the last of its type. It is high with good view of the bay. Only $2,250. Call Maurice N. Smith, EV 5-6741 or EV 2-3658. Northwestern Securities of Victoria Ltd.

SNAP
10-SUITE APARTMENT SITE, CORner location, on main thoroughfare, close city centre; 8,400 sq. ft.; allows for car facilities. Approved by city. $4,750. Call Mr. D. Hawkes, Douglas Hawkes Realty. EV 4-7128.

2 CHOICE SEAVIEW LOTS IN popular Gordon Head, N.H.A. approved. $2,500 and $2,750. Bel Shragge, eves. EV 2-8802. King Realty, EV 2-2131.

WILL BUILD QUALITY N.H.A. homes; good selection lots. Patterson Construction. Phone EV 2-2521; res. EV 4-7826 or EV 3-7622.

CLAREMONT AVE., CORDOVA Bay, lot No. 2. 73.7x142-143, $1,200. GR 7-2610.

COLWOOD LOTS, SOOKE ACREage. Lake frontage. GR 8-2635.

SEA-MOR — VICTORIA'S FINEST sea view lots. GR 9-1614.

NORTH SAANICH PROPERTIES Gordon Hulme Ltd., Sidney 139

155 PROPERTY WANTED

Desperately Needed

BUILDING LOTS IN ANY AREA. SEWER NOT NECESSARY. ALL CASH.
Call Len Wardle, GR 7-3348 or Lew Moilliet, GR 9-2620.
Frank A. Martin Agencies Ltd.
1114 Blanshard Street

WANTED WATERFRONT
Small acreage or with home. Metchosin, also 3-bedrm home Saanich Peninsula. Call me now, please. G. Dickason eves. EV 3-0449. King Realty, EV 2-2131.

CASH
For your lot or property. S. Evans, Western Homes Ltd., EV 2-2157, eves. EV 5-5533.

PRIVATE PARTY REQUIRES building lot in Uplands, or house approx. $23,000. Victoria Press, Box 1587.

WANTED, PRIVATELY, HOUSE with acreage, basement, 2 or 3 bedrooms, near sea. Saanich preferred. GR 9-2897.

LOTS IN COLWOOD-LANGFORD or small acreage suitable for subdividing. GR 8-1957 or EV 5-4192.

WATERFRONT PROPERTY, Saanich Peninsula preferred. Phone GR 7-2147, 1872 Feltham Rd.

BUILDING LOT, FROM OWNER IN Oak Bay, by Victoria couple. EV 2-4695.

LANGFORD BUILDING LOT wanted for cash. EV 5-4192.

WANTED — LOTS ON SEWER. EV 5-5614.

156 ACREAGE FOR SALE AND WANTED

62 ACRES
ON MILLSTREAM ROAD

With cottage, some timber and good frontage on Millstream Road. FULL PRICE IS $5550
Cash
For further information call F. Schermann, EV 5-3435; Res. EV 2-6301

P. R. BROWN & SONS LIMITED
1112 Broad Street,
Victoria, B.C.

5 ACRES, WELL TREED WITH valuable timber, Old West Saanich Road. $950 dn at $40 per month. Sacrifice at $3,200. R. Harris, EV 4-3672. J. H. Whittome & Co. Limited, EV 2-4255.

FOR SALE—1 ACRE PLUS, NEAR Ardmore Beach. Sea view, excellent soil, main road frontage. Phone EV 2-3562 evenings.

158 FARMS FOR SALE and WANTED

ROYAL OAK

Sea view, 3½ acres (cleared), approx. 100 assorted fruit trees, 6-rm ranch-type stucco bung, 9 yrs old. LR 16x23; DR, family size; bedrooms, 16x18 and 14x16; Pemb bathroom. Utility rm on main floor. Bsmt. O-O-M heating. Separate garage. Dandy place to keep a couple of horses, chickens, bees, etc. $17,650
Full price .....
$5,000 cash—balance monthly payments.
Stan Hyland, EV 4-9305;
Res. EV 3-3520
Financial Survey Ltd.

Spring Is Coming

4.76 acres of land, cleared and fenced with home and outbuildings. This can be purchased with adjoining 39 acres of farm land. Good view, city water, treed. Additional parcels of 3.4, 4.33 acres can be bought separately. Reasonable down payment considered. ACT NOW. Call Ken Jensen EV 5-8704.
Frank A. Martin Agencies Ltd., 1114 Blanshard Street.

Reduce Living Costs

6-acre farm, mostly cleared, 4-bedroom older home, basement, furnace. Barn, chicken houses, greenhouse 10x20. Own water system. The house needs some redecoration, but is sound. This is a real opportunity for a large family to produce most of their food. $4,000 down handles.
Reduced to $9950
Alex Page, EV 5-6741 or EV 3-1594. Northwestern Securities of Victoria, 631 Yates St.

"NOW IS THE TIME"

I have clients anxious to move to the rural districts. I require 2 to 5 acres of land and a home with at least 3 bedrooms. For prompt, courteous service call me now and let me assist you in selling your property. Maurice N. Smith, EV 5-6741, eve. EV 2-3658. Northwestern Securities of Victoria Ltd.

HAPPY VALLEY

COMPACT TWO-BEDROOM HOME ON ½ ACRE, CITY WATER, GOOD SOIL, PAVED ROAD TO TOWN. TERMS. FULL PRICE $5,000
ALEC MacLEAN, EV 3-9843;
RES. EV 3-7343
FRASER BISCOE
750 PANDORA AVE.

COLQUITZ AREA—SMALL FARM, 2½ acres with 4-room house. All cleared property. Full price $8,200. For further information please call A. Marion, EV 2-0697, or R. Weber, EV 5-5433 or office, EV 5-3435. F. R. Brown & Sons Limited, 1112 Broad Street, Victoria, B.C.

NOTICE TO CREDITORS
In the matter of the Estate of MARY KYLE, also known as MARY F. KYLE and MARY FORDYCE KYLE, late of Victoria, B.C., Deceased.

NOTICE IS HEREBY GIVEN that creditors and